



## 23 Sylvan Close

Coleford, Gloucestershire, GL16 8RU

£200,000



**\*\*\*PERFECT FOR FIRST TIME BUYERS AND BUY TO LET INVESTORS\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*** Recently renovated this corner plot end of terrace property offers extended rear garden which is mainly laid to lawn and off road parking for two vehicles. Downstairs one would approach the property into the modern, fitted kitchen which follows through to the spacious lounge with feature electric fire and media wall. The two bedrooms upstairs are both good sizes and the bathroom has been newly refurbished which includes a bath with shower over. Overall the property is beautifully presented and would be perfect for a first time buyer or investor.

The property sits within walking distance of Coleford town centre. Coleford has many amenities to include doctor surgeries, supermarkets, independent shops and cafes, a library, a cinema and restaurants. There are woodland walks nearby and tourist attractions including Symonds Yat, Perrygrove Railway and Puzzlewood only a short distance away.



Approached via UPVC double glazed door into:

#### Kitchen:

11'9" x 7'9" (3.59m x 2.38m)

A modern kitchen comprising of a range of base units, wall units and drawers, one and a half bowl stainless steel sink with drainer unit, space and plumbing for washing machine, boiler, mains consumer unit, space for oven, extractor hood, radiator, UPVC double glazed window, power & lighting.

#### Lounge:

16'7" x 11'8" (5.08m x 3.58m)

Recently renovated spacious lounge showcasing a new media wall, feature electric fire, radiator, smoke alarm, UPVC double glazed sliding doors to rear garden, power & lighting, stairs to first floor.

#### First Floor Landing:

5'10" x 3'7" (1.78m x 1.10m)

Doors to both bedrooms and bathroom, loft access, power & lighting.

#### Bedroom One:

11'11" x 8'9" (3.64m x 2.68m)

Fitted wardrobes with mirrored sliding doors, UPVC double glazed window, radiator, power & lighting.

#### Bedroom Two:

10'5" x 6'9" (3.19m x 2.07m)

UPVC double glazed window, storage cupboard housing immersion tank, radiator, power & lighting.

#### Bathroom:

7'5" x 4'9" (2.28m x 1.45m)

A recently renovated bathroom comprising of bath with shower over, glass screen, fully tiled bath section, tiled flooring, W.C., vanity unit with inset wash hand basin, heated towel rail, extractor fan, down lighting, UPVC double glazed window.

#### Outside:

To the front of the property is parking for two vehicles, there is a fenced front garden which is laid to lawn.

The rear garden has been recently landscaped benefiting from a new patio area, decking area, lawned section and benefits from being the end plot with the joys of a larger garden than most.



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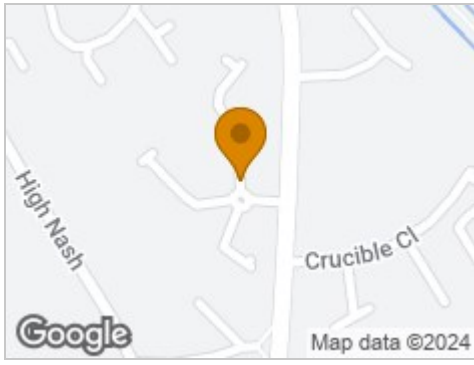
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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

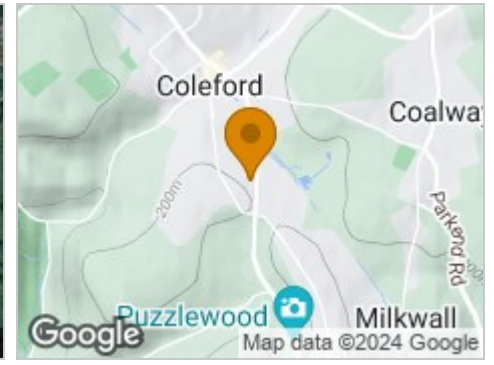
## Road Map



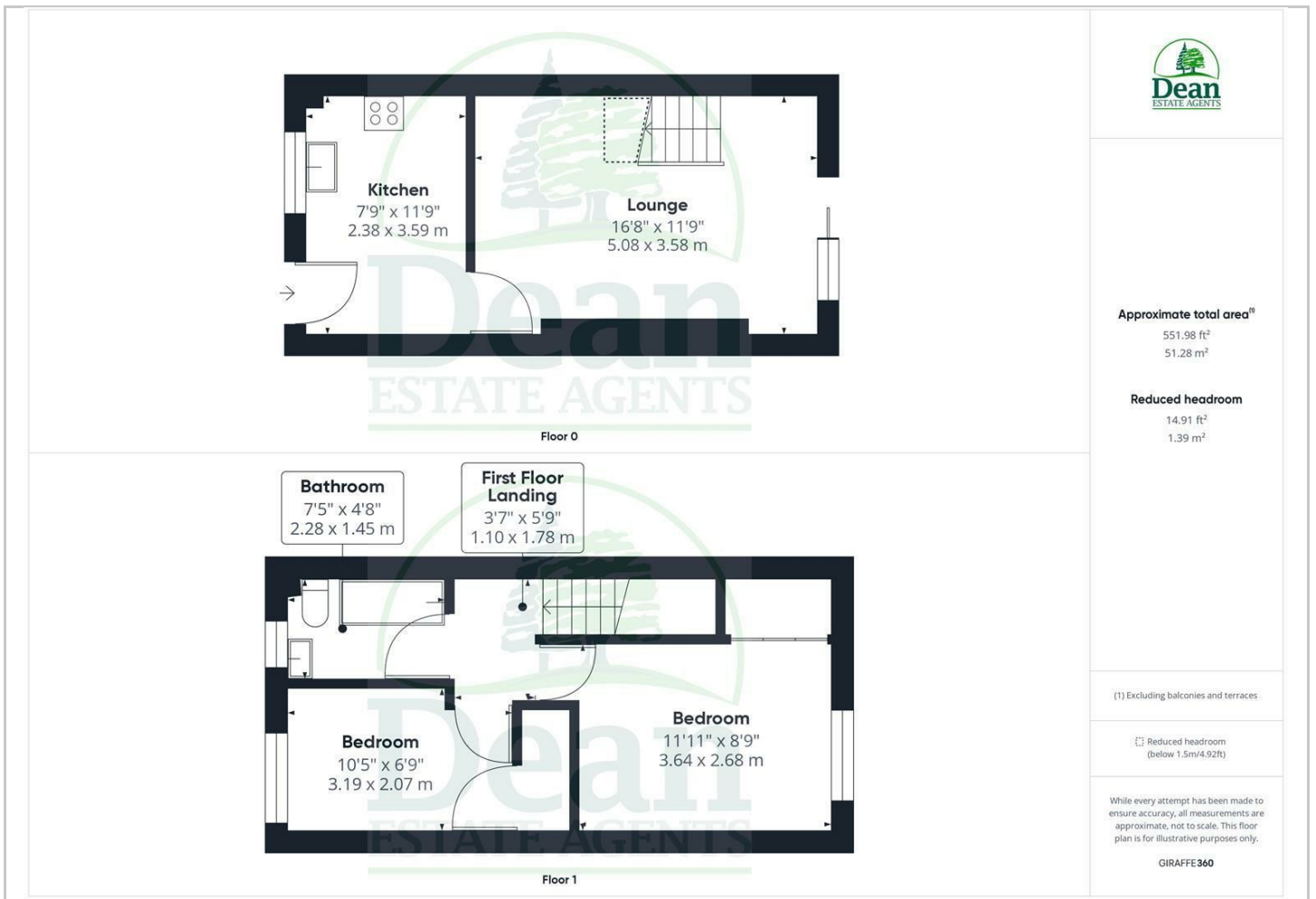
## Hybrid Map



## Terrain Map



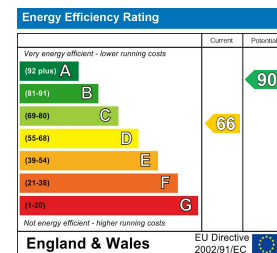
## Floor Plan



## Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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